

Jasper County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Jasper County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Jasper County has three cross county units. Jasper is the major county for the Northwest Indiana Solid Waste District (minors: Newton, Benton, Pulaski, White, and Carroll). Jasper is the minor county for West Central Schools (major: Pulaski) and Tri-County Schools (major: White).

Jasper County includes one Conservancy District (Iroquois Conservancy District). A Conservancy District is a special taxing district created to provide flood control, irrigation, potable water or wastewater service within a specified area. The cost of providing these services are charged to landowners in the form of a special assessment based on the benefit provided. These special assessments are added to the property tax bill of each landowner and collected along with property taxes. Since the benefit derived may not relate to the assessed value of the property, these assessments are normally expressed in terms of dollars of assessment and not as a tax rate per \$100 of net assessed value. Therefore, the Conservancy District special assessment has not been included in this analysis.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was approximately \$2.1 million or 5.30%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increases in levies were due to the Kankakee Valley School Corporation (\$1,256,471) and the Rensselaer Central School Corp. (\$873,338).

Jasper County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$4,999,176	\$4,054,577	-\$944,599	-18.90%
Cumulative Bridge	210,639	679,973	469,334	222.81%
Emergency Ambulance Service	48,146	286,305	238,159	494.66%

Jasper County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$1,249,794	\$1,248,372	-\$1,422	-0.11%

Total County levy decreased by \$76,194 or 0.99%.

Keener Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Fire Building Debt	\$70,874	\$-0-	-\$70,874	-100.00%

Total Township levy decreased \$67,265 or 22.85%.

Walker Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Cumulative Fire	\$23,214	\$56,156	\$32,942	141.91%

Total Township levy increase of \$34,633 or 52.76%. Township raised cumulative fire rate to its cap for 2008.

Kankakee Valley School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$8,380,478	\$8,632,402	\$251,925	3.01%
Debt Service	3,050,007	3,749,134	699,127	22.92%
Capital Projects	3,258,719	3,544,010	285,291	8.75%

Total School levy increase of \$1,256,471 or 7.40%. School was approved for a \$6.25M lease in 2006, with payments beginning in 2008.

Rensselaer Central School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$3,604,184	\$3,947,379	\$343,195	9.52%
Capital Projects	1,019,038	1,537,235	518,197	50.85%

Total School levy increase of \$873,338 or 13.06%. Capital projects rate increased to max for 2008.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

Class % Increase

DATA NOT AVAILABLE

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

Class

2007 Ratio

2008 Ratio

DATA NOT AVAILABLE

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
Carpenter Township	8.86%	6.95%	-1.76%	2.12%	4.09%	-7.07%
Remington Corp (Carpenter)	1.95%	-0.58%	-2.49%	0.22%	2.31%	-10.96%
Barkley Township	15.96%	16.59%	0.54%	3.60%	5.58%	-5.54%
Gillam Township	21.05%	16.57%	-3.70%	-2.49%	-0.62%	-13.94%
Hanging Grove Township	17.44%	17.64%	0.17%	3.03%	5.07%	-6.23%
Jordan Township	17.70%	17.99%	0.25%	3.13%	5.16%	-6.13%
Kankakee Township	-0.67%	0.95%	1.62%	4.49%	6.54%	-2.96%
Keener Township	9.93%	10.46%	0.48%	2.97%	4.85%	-4.67%
DeMotte Corp (Keener)	9.76%	8.69%	-0.97%	0.60%	2.68%	-8.78%
Marion Township	35.90%	35.33%	-0.43%	2.24%	4.18%	-6.82%
Rensselaer Corp (Marion)	5.36%	5.94%	0.56%	2.74%	5.02%	-9.29%
Milroy Township	14.91%	15.67%	0.66%	3.79%	5.72%	-5.23%
Newton Township	11.80%	12.09%	0.26%	3.19%	5.19%	-5.96%
Union Township North	-3.86%	-2.30%	1.62%	4.49%	6.55%	-2.98%
Union Township South	4.47%	5.18%	0.67%	3.78%	5.73%	-5.38%
Walker Township	15.76%	18.52%	2.38%	5.38%	7.57%	-1.75%
Wheatfield Township	7.33%	9.01%	1.57%	4.36%	6.39%	-3.06%
Wheatfield Corp (Wheatfield)	-0.70%	1.69%	2.41%	4.75%	7.00%	-5.68%
Average	7.97%	5.30%	0.11%	2.79%	4.85%	-6.43%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate. Upward pressure on tax rates came from increases in tax levies, especially debt levies that don't benefit from PTRC or homestead credits.

The estimated reduction in net homestead tax bills for Jasper County is 37.19%.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	15.2%	24.7%	57.0%	2.5%	0.5%	0.1%
Industrial	11.2%	39.8%	43.9%	2.6%	1.9%	0.7%
Residential	2.3%	40.8%	51.9%	4.0%	0.7%	0.3%
Overall	2.9%	31.0%	44.1%	20.2%	1.5%	0.2%

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.